



AMBURY WAY  
FLAT Nos.  
39 • 41 • 43  
45 • 47 • 49  
51 • 53 • 55

PRIVATE  
RESIDENTS  
ONLY

Connells

Ambury Way  
Birmingham





### Property Description

A First Floor Two Bedroom Apartment with Communal Entrance, Garage and Communal Parking located nicely just off The Newton Road , in close proximity to the Scott Arms Shopping Precinct, Local Schools and M6 / M5 Motorway Links.

Will appeal to First Time Buyers and indeed Investors looking for a Buy to Let Opportunity

### Lounge

12' 9" x 11' 5" ( 3.89m x 3.48m )

### Kitchen

10' 6" x 8' 4" ( 3.20m x 2.54m )

### Bedroom One

11' 6" x 10' ( 3.51m x 3.05m )

### Bedroom Two

10' 9" x 9' 3" ( 3.28m x 2.82m )













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GBR311626](http://connells.co.uk/Property/GBR311626)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: GBR311626 - 0004